

**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 07/25/06  
AGENDA ITEM 7  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Final Tract Maps 7489 and 7708 – Standard Pacific Corporation/SCC Canyon II, LLC (Applicant/Owner) – Approve the Final Maps and Authorize the City Manager to Execute Subdivision Agreements and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution:

1. Finding the final maps in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorizing the City Manager to execute Subdivision agreements covering the installation of the required improvements; and
3. Accepting certain streets into the City's street system upon certification by the Director of Public Works that the required street improvements have been completed.

**DISCUSSION:**

On November 15, 2005, the City Council approved Vesting Tentative Map Tract 7489 to create 139 single-family lots and 122 multi-family dwelling units. The developer has elected to file two final maps, one for each type of development. The project includes 40 inclusionary housing units associated with the development approvals.


The final tract maps were reviewed by the City Engineer and were found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted securities for faithful performance of the improvements in the amounts of \$3,246,529 and \$2,140,807 (for Tract Maps 7489 and 7708, respectively) and equal amounts for labor and materials.

Prepared by:

A handwritten signature in cursive script, reading "Bashir Y. Anastas", followed by a stylized flourish.

Bashir Y. Anastas, P.E.  
Development Review Services Engineer

Recommended by:

  
Sylvia Ehrenthal  
Director of Community and Economic Development

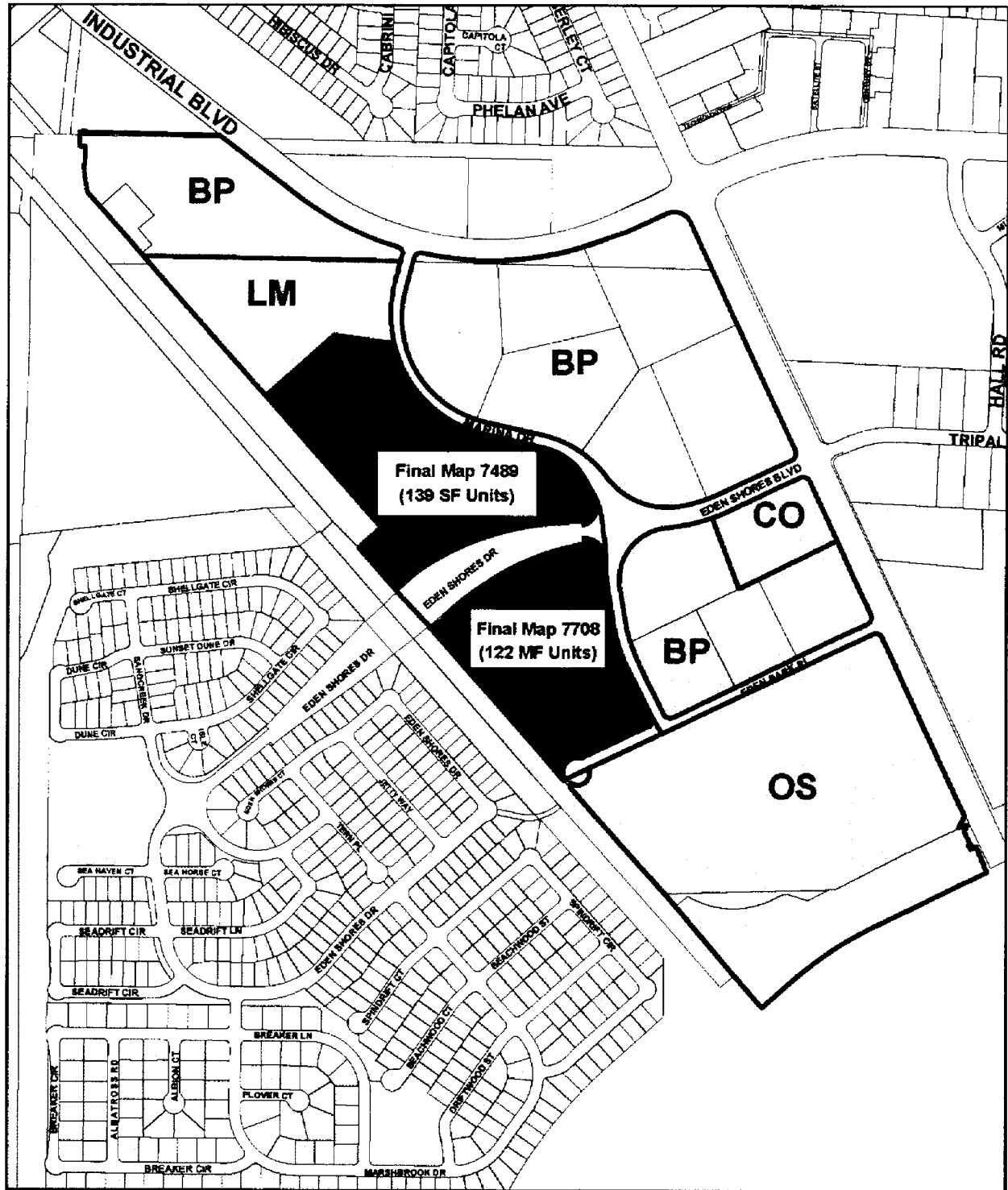
Approved by:

  
Jesus Armas, City Manager

Attachments:

Exhibit A.      Area Map  
                    Draft Resolution

7.18.06



Area Map for Eden Shores East

# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-\_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION APPROVING FINAL MAP TRACTS 7489  
AND 7708 AUTHORIZING THE CITY MANAGER TO  
EXECUTE AN INCLUSIONARY HOUSING AGREEMENT  
AND SUBDIVISION AGREEMENT AND ACCEPTING  
CERTAIN STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, the Vesting Tentative Tract Maps 7489 and 7708 were approved by the City Council on November 15, 2005; and

WHEREAS, the developer has presented to the City Council of the City of Hayward a Final Map for Tract 7489 to create 139 single-family lots and 122 multi-family dwelling units and elected to file two maps for each type of development (7489 and 7708); and

WHEREAS, the Director of Community and Economic Development and Director of Public Works reviewed the Final Maps and found them to be in substantial compliance with the tentative map, the Subdivision Map Act, and provisions of local ordinances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Tract Maps 7489 and 7709 are in substantial conformance with the Vesting Tentative Maps and hereby approves the first Final Maps, subject to the condition that the subdivider enter into a subdivision agreement for the construction of improvements and other obligations required as a condition of approval of the Vesting Tentative Tract Maps 7489 and 7708 and that approval shall not be effective until and unless such agreements are entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute an Inclusionary Housing Agreement and subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tracts 7489 and 7708 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept Eden Shores Drive into the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA\_\_\_\_\_, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:\_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward